

**MEETING NOTICE
CITY OF WARWICK
ZONING BOARD OF REVIEW**

DATE: TUESDAY, APRIL 8, 2014

**TIME: 6:00 P.M. - Immediately following Zoning Board of Appeals
Hearing**

**LOCATION: WARWICK CITY HALL
CITY COUNCIL CHAMBERS TOP FLOOR
3275 POST ROAD
WARWICK, RI 02886**

Petition #10115 Ward 9 65 Lawndale Dr.

The petition of Robert & Janet Simas, 65 Lawndale Drive, Warwick, RI, for a request for a dimensional variance to construct a 23' x 28' detached two story garage on the subject property, proposed garage having less than required side yard setback, westerly side of Lawndale Drive (65), Warwick, RI, Assessor's Plat 203, Lot 227, zoned Residential A-10.

Petition #10116 Ward 1 43 Whitin Ave.

The petition of Lori Wayss, 99 Moccasin Drive, Warwick, RI, for a

request for a dimensional variance to legalize 54 square foot addition constructed on existing single-family dwelling, said addition having less than required side setback, existing dwelling and subject property legal non-conforming, westerly side of Whitin Avenue (43), Warwick, RI, Assessor's Plat 293, Lot 124, zoned Residential A-7.

Petition #10117 Ward 1 18 Edgeknoll Avenue

The petition of Javier Rico, 70 Albert Avenue, Cranston, RI, for a request for a dimensional variance to construct an 18' x 28' two-story garage on subject property, said garage having less than required front yard and side yard setbacks, easterly side of Edgeknoll Avenue (18), Warwick, RI, Assessor's Plat 303, Lot 105, zoned Residential A-7. (Previously approved 6/15/10 Petition #9837 for single story garage)

Petition #10118 Ward 9 225 Potowomut Rd.

The petition of the City of Warwick, Warwick Fire Department, 111 Veterans Memorial Drive, Warwick, RI, for a special use permit and dimensional variance to construct a 9,425 square foot fire station on subject property, subject property having less than required landscape buffer, westerly side of Potowomut Road (225), Warwick, RI, AP 213, Lot 8, zoned Residential A-7.

Petition #10119 Ward 5 256 Warwick Neck Ave.

The petition of JoAnn Galli, 135 Garden City Drive, Cranston & Richard Patenaude, 25 Grand Avenue, Warwick, RI, for a use variance and dimensional variance to occupy existing building and subject property for a landscaping business & landscaping and garden supply sales, existing building having less than required front yard and side street setbacks, parking spaces having less than required setback, less than required landscaping and landscape buffer, proposed material storage bins having less than required setback from residential zone, southeasterly corner of Warwick Neck Avenue (256) & Oakside Street, Warwick, RI, Assessor's Plat 357, Lots 284 & 287, zoned Residential A-40.

Petition #10120 Ward 3 60 Minnesota Avenue

The petition of Industrial Ventures, LLC, 1 James P. Murphy Highway, West Warwick, RI, & Rojas Auto Service, LLC 1 Plympton Street, North Providence, RI, for a request for a special use permit and dimensional variance to occupy a portion of the existing building for vehicle repair and service, existing building having less than required front yard and side yard setback, subject property having less than required setbacks for parking, less than required aisle width, less than required landscaping and landscape buffer, easterly side of Minnesota Avenue (60), Warwick, RI, Assessor's Plat 309, Lot 249, zoned Light Industrial.

Petition #10121 Ward 4 108 Airport Rd.

The petition of Patricia Smith, Steven Clarke Trustee & Bruce Smith, 108 Airport Road, Warwick, RI for a use variance and dimensional variance to convert garage of existing residential home to an insurance office, house to remain residential, existing dwelling having less than required front yard, side street and rear yard setback (residential zone), parking spaces smaller than required with less than required setback, less than required aisle width for parking area and less than required driveway width, proposed sign being larger than allowed, southwesterly corner of Airport Road (108) and Granger Court, Warwick, RI, Assessor's Plat 320, Lot 44, zoned Residential A-7.

Petition #10122 Ward 3 1689 Post Road

The petition of WJG Realty Company. LLC, 385 Hancode Street, Quincy, MA, for a request for a dimensional variance/use variance/special use permit, to have outdoor sales (ice cream) on subject property, more than one non residential use on subject property, subject property containing outdoor sales of food (Rocky Point Clam Shack), subject property having less than required landscaping, westerly side of Post Road (1689), Warwick, RI, Assessor's Plat 322, Lot 209, zoned General Business.

Petition #10102 Ward 4 26 Doris Avenue

The petition of William Ruggieri, 1 Country Club Drive, Warwick, RI, for a request for a dimensional variance to legalize setback of existing dwelling, said dwelling having less than required side yard setback, southerly side of Doris Avenue (26), Warwick, RI, Assessor's Plat 319, Lot 240, zoned Residential A-7. (Subject property part of previously approved subdivision involving subject property, stipulated per approval part of dwelling to be removed - requesting dimensional variance for portion of dwelling to remain.)

Petition #10091 Ward 3 2381 Post Road

The petition of Joni Auto Rentals, Inc., P.O. Box 7368, Warwick, RI, & Melvin's Tire Pro's, 2381 Post Road, Warwick, RI, for a request for a use variance to remove a 42 square foot portion of existing freestanding ground sign and construct a new 24.76 square foot Led digital sign, existing sign legal non-conforming, westerly side of Post Road (2381), Warwick, RI, Assessor's Plat 344, Lots 62 & 64, zoned General Business.

Petition #10124 Ward 9 4014, 4022 & 4036 Post Road

The petition of 3844 Post Road, LLC, 1536 Division Road, LLC, & Richard Miga, Jr., 4000 Post Road, Warwick, RI, for a special use permit and dimensional variance to demolish three (3) existing buildings and construction of a 74 bed, four story, assisted living

facility higher than allowed, easterly side of Post Road (4014, 4022 & 4036), Warwick, RI, Assessor's Plat 235, Lots 11, 12, 13 & 271, zoned Office.

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND

Donald G. Morash, Jr., Chairman

***Please be advised that the Zoning Board of Review has adopted Rules and Regulations governing the application process, submission of material, conduct of the public hearing on the application and responsibilities of an action to appeal a decision. These Rules and regulations are posted on the City's web site and are available for review in the Board's office during regular hours. All applicants and objectors are obliged to review these Rules and shall be held responsible for compliance therewith. If there are any questions on the above petitions, please contact the Zoning Office at 738-2000, extension 6294. All inquiries must be made 24 hours in advance of said hearing. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Human Services Department at 739-9150.**